

**REZONING AND FINAL DEVELOPMENT PLAN, FINAL PLAT APPROVAL, WILDER, LANE,
PLATTE CANYON PARTNERS, LLC, APPLICANT.**

I. Purpose and Location

This is a request for Final Plan and Final Plat approval for twenty-four (24) single family lots (patio homes) on a 6.62 acre site. The property contains two contiguous parcels; a west parcel (4.33 acres), owned by Nelson Real Estate Properties, Inc., which fronts on Platte Canyon Rd., and an east parcel, (2.29 acres, former Jurgelonis property), which fronts on Middlefield Rd. It is proposed to rezone both parcels to Residential Planned Development (RPD).

This preliminary application was heard by the Planning and Zoning Commission on September 9, 2014 and by the Board of Trustees on October 21, 2014. The Planning and Zoning Commission recommended favorably with conditions and the Board of Trustees approved the plan with conditions that are contained in Section XI of this report.

The final application was heard by the Planning and Zoning Commission on January 13, 2015. The Commission recommended favorably with conditions that are contained in Section XII of this report.

II. Plan and Plat Description

A. Final Development Plan (FDP) is attached and consists of ten sheets

- Sheet 1:** Is a standard cover sheet and includes the title, legal description, standard and special notes, certifications and signature blocks, the applicant's project team and a vicinity map. Sheet 1 also includes the development stipulations chart which follows:
- Sheet 2:** Is a narrative on the Wilder Lane development.
- Sheet 3:** Shows the site plan including perimeter boundaries, lot layout, access points, road alignment, street cross section, and easements throughout the site.
- Sheet 4:** Shows the final grading plan including proposed elevations, retaining wall heights, floodplain boundaries, inlet and outlet structures, and water quality ponds.
- Sheet 5:** Is the final landscape plan for the west parcels and illustrates the common open space tracts, tree and shrub bed locations, water quality pond landscaping, perimeter fence locations with proposed types and materials, and Town standard wall along Platte Canyon Road and the commercial property.
- Sheet 6:** Is the final landscape plan for the east parcels and illustrates the common open space tracts, tree and shrub bed locations, water quality pond landscaping, and perimeter fence locations with proposed types and materials. The entry from Middlefield Road and identification signage are also shown.
- Sheet 7:** Shows typical planting notes for the installation of the landscape. It also shows typical lot fencing. There is also a maintenance schedule for the HOA controlled landscape areas.
- Sheet 8:** Show typical seeding notes and specifications.

- Sheet 9:** Shows planting details, pedestal light details, and edging details.
Sheet 10: Shows the detail of the fence along with the entry wall/fence at Middlefield Road. The entry community identification sign detail is also on this sheet.

Also included with the submittal were an application form, letter of intent, list of abutting properties, architectural elevations, title work, Phase III Drainage Study, GESC Report, and engineering construction documents.

B. The Final Plat consists of two (2) Sheets

- Sheet 1:** Contains the title, vicinity map, legal description, boundary closure report, standard and special notes, and signature blocks and certifications. Sheet 1 also includes the Tract Summary Chart.
- Sheet 2:** Is the plat map and shows the perimeter boundary, lots and tracts with dimensions, easements with dimensions and purpose, and record information on adjacent property owners.

III. Character of Adjacent Property

The site is bordered on the north by a commercial shopping center, on the east by single family residential (Country Club Villas), on the south by single family residential (The Village in Columbine Valley). East of the site, across Middlefield Road, is the Town Hall and Willowcroft Manor, a single family development under construction. The area to the west of the site, across Platte Canyon Road, is a mixture of vacant land and developed single family residential in unincorporated Arapahoe County.

IV. Comment of Referral Agencies

The Final Development Plan with relevant supporting documents was sent to the following agencies:

Colorado Department of Transportation, Arapahoe County, City of Littleton, Littleton Fire District, Denver Water, Platte Canyon Water and Sanitation District, Century Link, Xcel Energy and the HOA's for Country Club Villas, The Village in Columbine Valley, Brookhaven Estates, and Villa Avignon. A Development Status Bulletin was also posted on the Town Web Site.

Comments received to date are:

Colorado Department of Transportation

The CDOT comments received were the same comments from the preliminary plan with a few additions. These included the addition of an overhead streetlight at Wilder Lane and Platte Canyon Road, deceleration lane dimensions, and curb dimensions. The applicant and staff will address these comments in the final construction documents.

City of Littleton

The required 'Town Wall' identified on Sheet 5 and detailed on sheet 10 is located within a proposed 8' utility easement and an existing 8' utility easement in the City of

Littleton (COL). The required footings cannot encroach into the COL portion of the utility easement without receiving consent from the affected utilities.

Xcel Energy, Platte Canyon Water and Sanitation District, Denver Water

These agencies responded with their standard comments which will be addressed on the construction documents and signature mylars.

Arapahoe County

The County Planning Division had no comments. The County Public Works Dept. stated: Proposed town wall is 6' high, verify that it remains outside of the sight triangles for Platte Canyon Road.

Home Owner Associations

The comments from the responding HOA's are summarized below. The complete responses are included in the full, formal staff report.

Country Club Villas HOA

Lack of Off-Street Parking

- There is currently no provision for off-street (visitor) parking in the proposed plan. It is felt this creates both a safety and convenience issue caused by the narrow street (only 32 feet wide) and the high density number of units (24 units for a density of 3.65/acre). Adding visitor spaces would reduce the need for crowded on-street parking and parking in driveways.
- There is precedent in that there are currently two comparable patio home developments within the Town that have provided significant (Avignon – 39 spaces for 45 units; Willowcroft – 33 spaces for 41 units).
- Provision of off-street parking utilizing dedicated open space, while certainly an option, would not be the ideal solution in our opinion. A better approach would be to provide additional space by reducing the lot size in certain limited areas and/or reducing the density.

The Village HOA

There has been no formal comments from the HOA on the Final Plan or Plat but the residents that share the property line have emailed or sent letters in favor of the proposed development. The residents along the south property line of the Wilde Lane site have all signed agreements for the proposed changes to their property lines and fences.

Jere & Jackie Maxwell, 1 Village Drive and Joe Young, 15Village Drive both sent letters of support.

Brookhaven Estates HOA

The comments from the Brookhaven HOA concerning the development of the Wilder Lane property are intended to highlight the unique and risky nature of Wilder Lane – rare and different architecture consistent throughout the development, smaller homes, limited open space to balance the density (unlike Brookhaven's combination of patio homes and larger estate homes with a significant open space).

1. Parking (major issue): There are no provisions for overnight parking. Villa Avignon's dispersed parking areas are well used and reduce clutter throughout the neighborhood.
2. Planned HOA (Major issue if no HOA, not an issue if there is an HOA): We believe an HOA is essential to sustaining a high-quality outward appearance of a neighborhood (e.g., consistent and adequate lot landscaping, upkeep of common areas and architectural review) and strongly recommend an HOA be made a requirement for development.
3. Access to/from Platte Canyon (potentially major issue): Two different approaches are shown in the drawings, one limiting turns from Platte Canyon to right turn when travelling north and no access when travelling from the north, the other with no limitations leaving or entering Wilder Lane. Limiting access is desirable from a traffic flow perspective. A back-up plan should be available for implementation to restrict right turns into Wilder Lane during peak traffic hours.
4. Landscaping (minor issue): Generally, the landscaping plans are well thought out and acceptable.
5. Style (minor issue): The Mid-Century Modern style of homes is a concern, but not a major one. Wilder Lane will consist of only Mid-Century modern homes, creating a market risk (and therefore, a Columbine Valley risk) due to the repetitiveness of the homes. The impact could be slow sales or, ultimately, failure of the community. If this occurs, what actions are possible to save Wilder Lane and avoid a major issue for the existing homeowners of Columbine Valley?

In conclusion, Brookhaven welcomes Wilder Lane if provisions to address the above are made. Our close proximity to the development ties us to the success of Wilder Lane. Under no circumstances do we want to see it become, as one person said, "Double-Wider Lane".

Villa Avignon HOA

The following comments have been made by Villa Avignon residents regarding your 11/24/14 request for feedback on the Wilder Lane proposed development:

1. There is a concern about the absence of any off street parking areas for vehicles. It is felt spaces for garage overflow parking should be incorporated into the plan in order to reduce on-street guest parking and minimizing driveway parking from residents. Both Villa Avignon and Willowcroft, which are similar patio style developments, have provided off street parking.
2. There remains some concern about the architectural style of the homes being out of character with Columbine Valley.
3. Additional traffic generation resulting from the development on Middlefield Rd is also mentioned as a potential problem.

V. Landscaping and Screening Plans

The Final Development Plan includes locations of trees and planting beds including call outs for species and sizes.

Fencing locations are also shown on the plan. The applicant and the Village residents along the south boundary have reached an agreement concerning a fence. The treatment along the north side of the property to be the a 6' Town Wall bordering the commercial center parking area and 6' wood fence for the north border on lots 8 and 7. There is existing wall along the north boundary of the Jurgelonis site (shared Country Club Villas wall). On the west side of the property the plans show the continuation of the Town wall along South Platte Canyon Road. Fencing is called out in the Development Stipulations Chart along the east side bordering Country Club Villas but is not shown on the plan. As a condition of approval from the Planning and Zoning Commission on September 9, 2014, the applicant and Country Club Villas HOA were to form a maintenance agreement for their shared wall. The applicant will address this in their presentation.

VI. Traffic

The preliminary plan application included a detailed Traffic Impact Study prepared by the Town's traffic consultant. The study analyzed the existing traffic conditions in the project area and estimated the projected traffic volumes and peak hour impacts for the area after the project is built out. The traffic study is summarized in Section IX, Findings.

VII. Variances

There have been a number of variances that were approved and agreed to during the preliminary development plan process. The final development plan and plat reflect these changes:

1. The front setback from the Wilder Lane ROW has been set to 10' (Town Standard is 25').
2. The side setbacks has been set to 5' from the property line (Town Standard is 15').
3. The rear setbacks have been set to 10' on Lots 6-11 and 15-22 (Town Standard is 15').
4. The proposed Wilder Lane ROW has been set to 32'. (Town Standard is 50')
5. The proposed Wilder Lane pavement width has been set to 26'. (Town Standard is 36')

The applicant has requested a new variance as it pertains to the town wall.

1. **Town Wall:** The wall shall be wall shall be 6' high along Platte Canyon & Shopping Center side. Brick to match existing wall to the south as close as possible. The interior of the wall is proposed to be gray block to match wood fence without the concrete pilaster cap.

VIII. Report of the Town Engineer

ICON has reviewed the Wilder Lane final plan and plat submittal. The results of our review have been summarized in past correspondence ("long letter") with the Town and the Applicant and summarized in the letter and tables provided to the applicant. With respect to the final plan and plat, there are no major deficiencies in the proposed project. There are several key issues that will need additional coordination and we

believe can be satisfactorily resolved in subsequent review and revisions to the construction drawings.

The key issues that will be the focus of our subsequent review are:

1. **Relocation of dry utilities in Middlefield Road.**
2. **Offsite drainage.**
3. **Detention ponds.**
4. **Internal Road.**
5. **Walls.**
6. **Denver Water approval.**

IX. Findings

The staff has reviewed the final development plan and plat, the supporting documents and has conducted site visits. Based on these reviews and site visits the following findings are presented.

A. Master Plan Consistency

The Master Plan density designation for this site allows residential with densities from 2.4 DU's Acres and higher. The applicant is proposing rezoning to Planned Residential (RPD) for both properties.

The proposed use of the property, single family residential and the proposed density is consistent with the Master Plan designation.

B. Compatibility with Adjacent Residential Development

There are two residential areas in close proximity to the proposed development. The proposed development compares with these residential areas as follows:

Density and Lot Size:

As proposed Wilder Lane would have a density of 3.6 DU's per acre with lot sizes ranging from 7,188-11,085 square feet. The average lot size on the western portion is 8,914 square feet and on the eastern portion, 7,360 square feet.

Country Club Villas lies immediately to the east and north and consists of 8 single family homes on 2.5 acres, a density of 3.1 DU Acre. The lot sizes range from 7,600 to 9,700 S.F. with an average of 8,500 S.F. The Village lies immediately to the south and consists of 60 single family homes on 25.15 acres a density of 2.4 DU's per acre. The lot sizes are estimated to range from 8,300 to 21,800 S.F. with an average of 13,300 S.F.

Architectural Style:

The architectural exhibits attached to the final plan illustrate a contemporary style that varies from the adjacent neighborhoods. The staff does not critique structural

C. Landscaping and Screening

The landscape plan indicates screening on the south, west and north property lines using fencing. The Plan specifies the Town Wall along the west property line. The Town wall will be constructed adjacent to the commercial area parking lot. The applicant is also proposing a variance to allow block surface on the inside of the wall and to eliminate the concrete pilaster cap. Staff would like to see the town wall match the existing Villages wall to the south of Wilder Lane on the exterior and interior of the project as well as to include the concrete pilaster cap. A wood fence is proposed along the south end of the property adjacent to the Villages neighborhood. On the north property line that borders the Country Club Villas, the proposed plans will leave the existing wall to screen the proposed development. A shared use/maintenance agreement appears to have been reached.

The landscape for the site is well designed. Some species changes have been noted and the applicant has agreed to change these to a hardier tree that will perform better in an HOA controlled environment. The proposed entry at Middlefield Road has been redesigned from the original plan to be more inviting and open. The applicant has proposed a 35' fence from the north and south property lines toward Wilder Lane in lieu of the 50' masonry/wood fence alternative shown in the plans. Both Staff and the applicant feel that this alternative is a better alternative to the earlier proposed entry.

D. Traffic Impact, Access and Streets

1. The traffic impact of 132 VPD (Vehicles per Day) generated by a built out Wilder Lane with would be minimal. It is projected that 45 trips per day would exit or access Platte Canyon Road which is presently carrying in excess of 16,000 VPD). There would be a projected 87 trips per day onto Middlefield Road which will be carrying approximately 2350 VPD after Willowcroft builds out.

The-AM Peak Hour projection is 20 trips, 7 onto Platte Canyon and 13 onto Middlefield (10 northbound and 3 southbound.) If the access to Platte Canyon was a full access the numbers do not change significantly.

2. Platte Canyon Road is currently at near capacity. The ability to alleviate the critical problem requires additional right-of-way. Both CDOT and the Town staff are requesting dedication or reservations of additional right of way along the Wilder Lane frontage. The applicant is agreeable to provide the necessary right of way for any widening of Platte Canyon Road at no cost to the Town but would prefer to leave it as a reservation at this time.
3. The recommendation by the City of Littleton to extend the existing sidewalk from the north boundary is not supported by Town staff for safety reasons. The applicant is now agreeable to a sidewalk extending from Tract H (Drainage Easement) to their north property line. The staff is agreeable to this revision.

E. Parking

At the P&Z hearing and Trustee's meeting on the preliminary development plan, parking was a major point of contention. Both the staff and the area HOA's expressed concern. Based on the comments received on the final plan, parking remains a major issue that has not been resolved.

It is the applicant's position that the amount of parking is sufficient. There will be four spaces per unit of off-street parking (garages and driveways). In addition, by increasing the street R-O-W from 26' to 32', on street parking can be allowed.

The concern is that allowing on-street parking may create a problem for snow removal and other private and public maintenance activities. Visitor parking has many uses: maintenance crew staging, delivery vehicle parking, guest parking, overnight off-street parking, snow storage, construction services parking and staging, and several other uses. The comments of the HOA's reflect that concern but also maintain that additional off-street parking is an amenity that should be provided for patio home development and they cite the visitor parking in Villa Avignon and Willowcroft as examples.

For these reasons, the Board of Trustees added a condition to their approval of the preliminary application:

"Applicant agrees to provide additional off-street parking where possible in the event it is deemed necessary by the Town."

Because of this condition the staff requested that the applicant provide an illustration of how the additional off-street parking would be provided in the event the Trustees require the parking to be included in the initial construction phase. The applicant agreed to show how additional off-street parking could be provided even though they do not feel it is necessary.

At the P&Z meeting on January 13th, the Commission did not recommend that additional off-street parking be provided, or that parking be restricted to one side only. Instead they added the following condition:

"Staff will investigate options for additional off street parking for consideration by the Board of Trustees at their February 17, 2015 meeting."

The staff has prepared illustrations showing:

Exhibit A-1. The total number of on-street spaces that would be available without modification of the preliminary development plan and allows parking on both sides of the street. Exhibit A-2 shows the total number of on street spaces with parking on one side only.

Exhibit B -1, -2 &-3. These alternatives would provide visitor parking but it would be at the expense of the approved open space percentage. Exhibit B-1 as prepared by the applicant shows a gross total of 13 off street visitor parking spaces. However, the street cuts necessary to access these spaces eliminates some on street parking so the net gain is only 3 spaces and the open space is reduced from 14.55% to 13.80%. Exhibit B-2 is a variation of this option that shows significantly more visitor parking. The gross number

of spaces is 41 but again the net gain is 27 and the open space percentage drops from 14.55% to 12.20%. Exhibit B-3 is another variation that provides 18 visitor spaces (net 9) and the spaces are located to better serve the entire development. The open space is reduced is from 14.55 to 13.60.

Of the options provided in Exhibit B, the staff prefers B-3 in that the spaces are located to best serve the entire development and the open space reduction is less than B-2.

Exhibit C. This alternative shows how visitor parking could be provided without a reduction of the approved open space percentage. The Exhibit illustrates that 14 visitor spaces could be provided. This alternative would reduce the number of on street spaces so the net gain is 5. In addition this alternative creates easements which would intrude into the private lots. This could create marketing problems for the applicant and the Town Attorney has expressed a concern over potential legal issues.

In summary, given the density, lot sizes and open space requirements approved for the Preliminary Plan the options for achieving a meaningful increase in parking, especially off-street visitor parking are limited. However, if the Board of Trustees elects to require a revision that would add visitor parking the motion could read as follows:

Revise the final development plan and final plat to show the addition of ___ visitor parking spaces as shown on Exhibit B-1, B-2 or B-3 and revise the Development Stipulations Chart to reflect the reduced common open space.

Or

Revise the final development plan and final plat to show the addition of ___ visitor parking spaces as shown on Exhibit C.

In the event the Trustees do not wish to impose the revisions in Exhibits A or B but wish to leave the option open, the motion could include a requirement for a plan note that would allow the Wilder Lane HOA to petition the Trustees. (See staff recommendations for the suggested note.)

F. Other

1. Staff had concerns with the elevations of homes in the Wilder Lane development as they compared to the Villages to the south. The applicant has shared the elevation difference as well as the planned improvements adjacent to their properties (fencing and walls). The applicant has provided the town with signed documentation from each of the adjacent neighbors stating that they are in agreement with the proposed changes.
 - a. The applicant has received approval from:
 - i. Gunlikson – 19 Village Drive
 - ii. Hossfeld – 3 Village Drive
 - iii. Logan – 17 Village Drive
 - iv. Maxwell – 1 Village Drive
 - v. Wieder – 5 Village Drive

- vi. Young – 15 Village Drive
2. The staff has found several minor errors and omissions and items that need clarification. These are not items that have a substantial effect and are easily corrected. They are spelled out in our detailed Long Letter to the applicant.

X. Planning Commission and Board of Trustees Action

At their hearings on September 9, 2014 and October 21, 2014, the Planning and Zoning Commission and Board of Trustees voted to recommend the preliminary case favorably subject to the conditions stated in Section XI and the staff conditions.

XI. Prior Recommendations

Based on the findings in Section IX and the prior conditions by the **Planning and Zoning Commission and Board of Trustees** the staff offers the following recommendations:

- A. The conditions specified by the Planning and Zoning Commission from September 9, 2014:
 1. Water detention/quality ponds landscape plans. **Applicant has provided.**
 2. Complete review of building setbacks: (15' at lots 1-5, 12-14, 23, 24). **Applicant has provided.**
 3. Site elevations comparing building heights between the Village and Wilder Lane and roof heights comparing the Village and Wilder Lane and Country Club Villas and Wilder Lane. **The applicant has shown elevation differences to the Village HOA owners and has their approval on the elevations for the site. The applicant has provided scale comparisons to the Country Club Villas homes on sheet A4 of the architectural renderings. These plans are in the set attached.**
 4. Detailed landscape plan of entrance fencing/monuments and landscaping along Middlefield Road. **Applicant has provided.**
 5. Detail concrete path/sidewalk from Platte Canyon entrance/open space north to shopping center. **Applicant has provided.**
 6. Better definition of architectural style and materials, including 4-5 actual front and rear elevations/rendering of models of homes to be built. **Applicant has provided front and rear elevations and will provide samples and models at the meeting.**
 7. Commitment of HOA to maintain all open space including front and back yards and improvements on open space. **Applicant has provided note on plan.**
 8. Conduct discussions with neighboring HOAs regarding maintenance of perimeter walls and fences. If no agreement is reached prior to Final plan, conditions will be imposed. **It appears that there has been an agreement on this issue, the applicant will discuss the agreement at the meeting.**

- B. The conditions specified by the Board of Trustees on October 21, 2014:
1. Complete the construction of perimeter Town Wall within 6 months of issuance of permits for site construction. **Applicant has agreed.**
 2. Off street parking shall be added if is deemed necessary by the town. **Applicant has agreed, if deemed necessary after project is built-out. An exhibit is also provide on where that will be located in the event that the town requires off street parking.**
 3. Staff recommendations and conditions as stated by the Planning and Zoning Commission. **Applicant has agreed.**

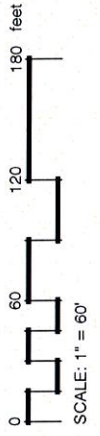
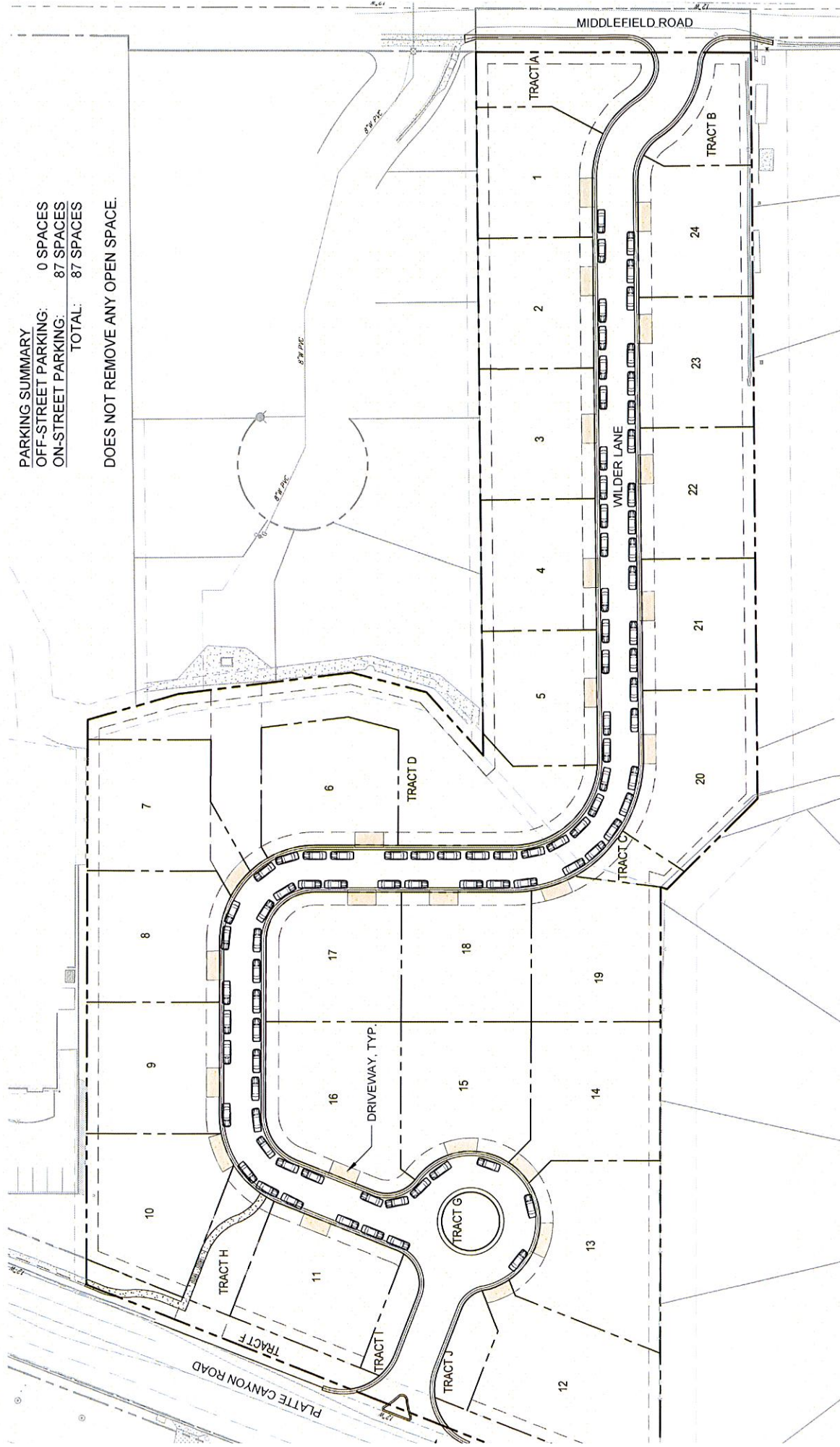
XII. Final Recommendations

- A. Conditions specified by the Planning Commission on January 13, 2015:
1. Staff shall investigate options for additional off-street parking on the site for the consideration by the Board of Trustees at their February 17, 2015 meeting. **Staff has prepared exhibits for Board review.**
 2. Include pilasters and concrete pilaster caps on Town Wall. **Applicant has agreed.**
 3. Amend the plans per the recommendations and conditions agreed upon in the preliminary plan and plat application as well as the new recommendations staff has made for the final plan and final plat. **Applicant has agreed.**
- B. Staff Recommendations:
1. Revise the plat and plan to eliminate the errors and omissions either prior to the Board of Trustees meeting or prior to recording, as appropriate. **The applicant has agreed.**
 2. That the proposed parking be accepted as submitted on the Final Plan and:
 - a. The following Special Note or another note approved by the Town Attorney be added Sheet 1 of the Final Plan:

The Wilder Lane Home Owners Association, or a majority of the lot owners in Wilder Lane, may petition the Board of Trustees of Columbine Valley for a Minor Amendment that would allow revisions to the plan as contained in Exhibits B or C dated February 17, 2015.
 - b. The SIA (Subdivision Improvements Agreement) will include the amount necessary to implement Exhibits B-2, with the funds to be retained by the HOA for a period of four years. **Applicant to discuss.**
 3. Prior to commencement of initial construction, the applicant should prepare a construction management plan for approval by the Town Administrator. **Applicant has agreed.**

PARKING SUMMARY
 OFF-STREET PARKING: 0 SPACES
 ON-STREET PARKING: 87 SPACES
 TOTAL: 87 SPACES

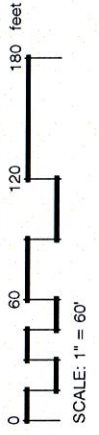
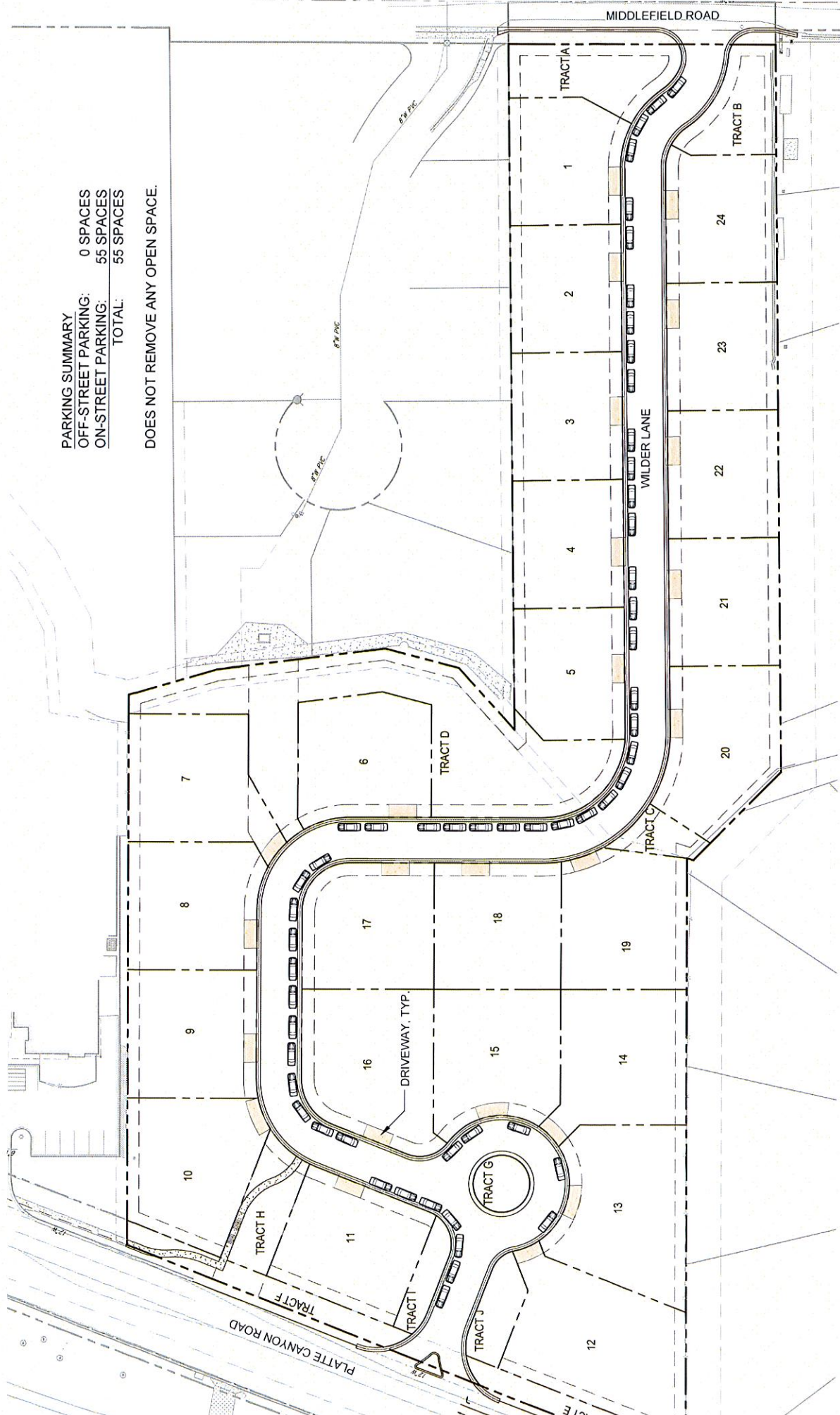
DOES NOT REMOVE ANY OPEN SPACE.



PARKING EXHIBIT - ON-STREET - 2 SIDES

PARKING SUMMARY 0 SPACES
 OFF-STREET PARKING: 55 SPACES
 ON-STREET PARKING: 55 SPACES
 TOTAL: 110 SPACES

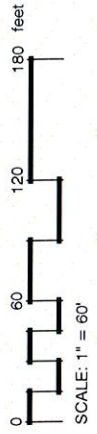
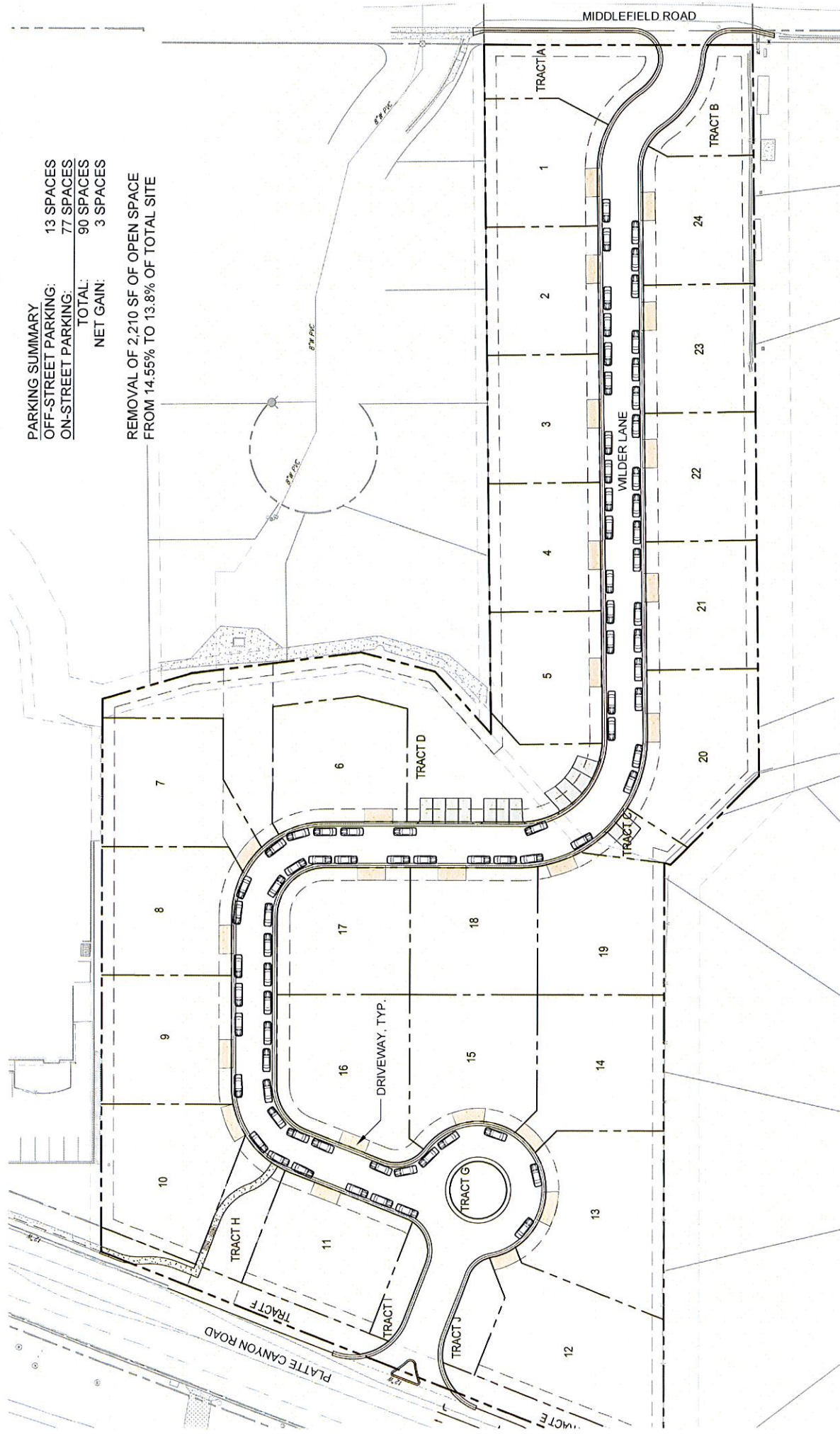
DOES NOT REMOVE ANY OPEN SPACE.



A-2 PARKING EXHIBIT - ON-STREET - ONE SIDE

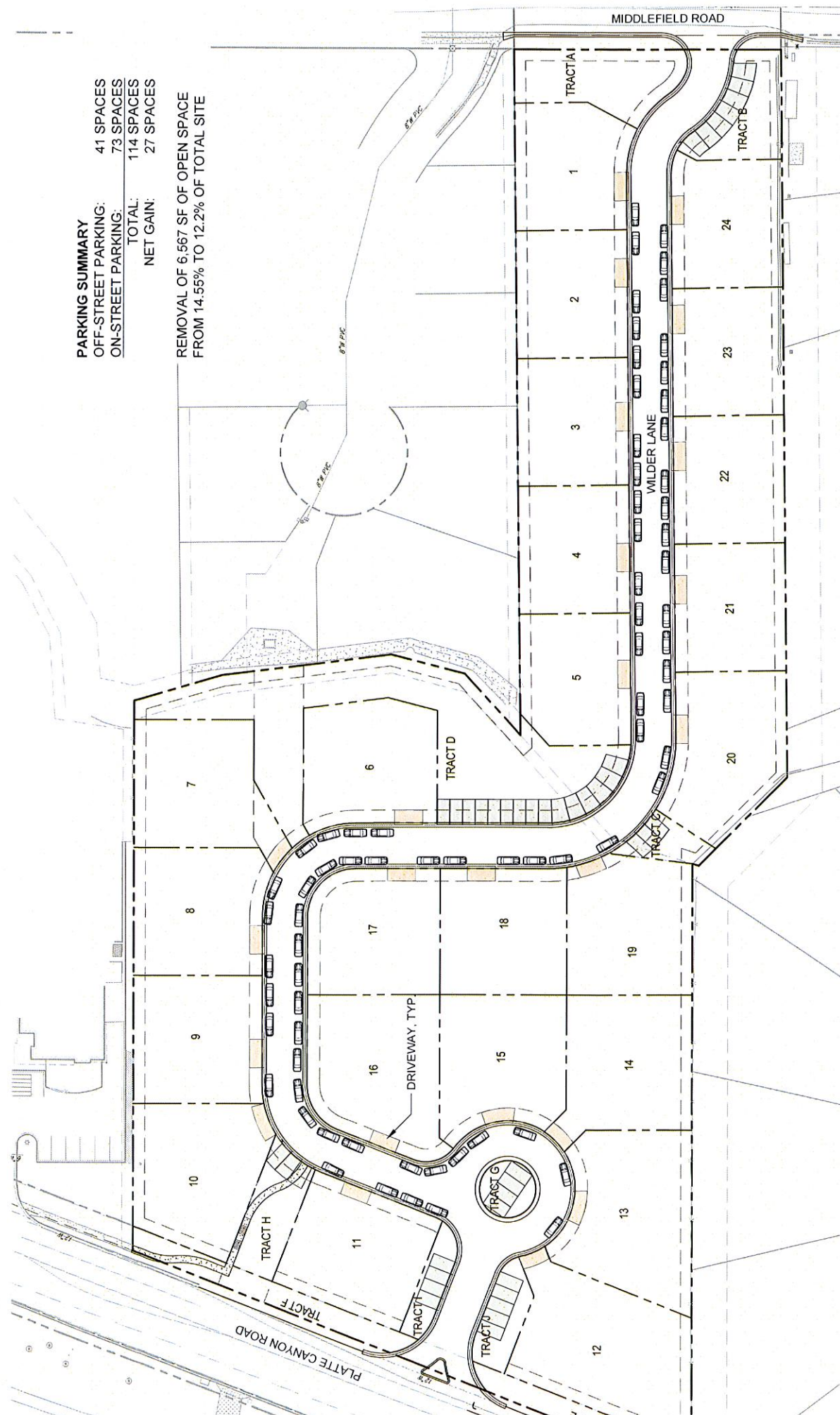
PARKING SUMMARY
 OFF-STREET PARKING: 13 SPACES
 ON-STREET PARKING: 77 SPACES
 TOTAL: 90 SPACES
 NET GAIN: 3 SPACES

REMOVAL OF 2,210 SF OF OPEN SPACE
 FROM 14.55% TO 13.8% OF TOTAL SITE



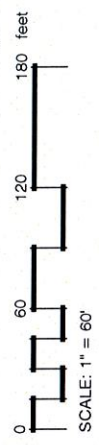
PARKING EXHIBIT - APPLICANT

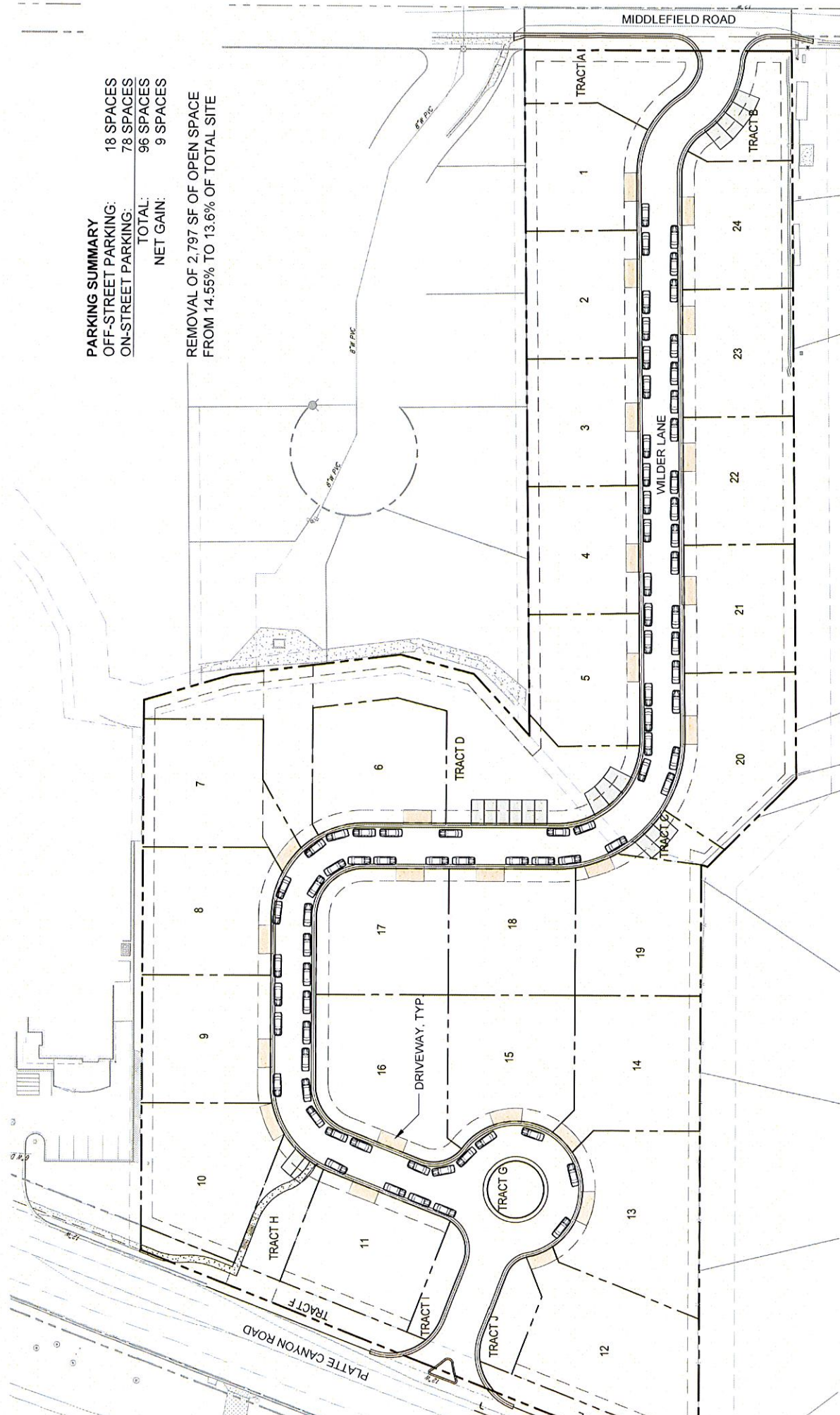
B-1



PARKING SUMMARY
 OFF-STREET PARKING: 41 SPACES
 ON-STREET PARKING: 73 SPACES
 TOTAL: 114 SPACES
 NET GAIN: 27 SPACES

REMOVAL OF 6,567 SF OF OPEN SPACE
 FROM 14.55% TO 12.2% OF TOTAL SITE



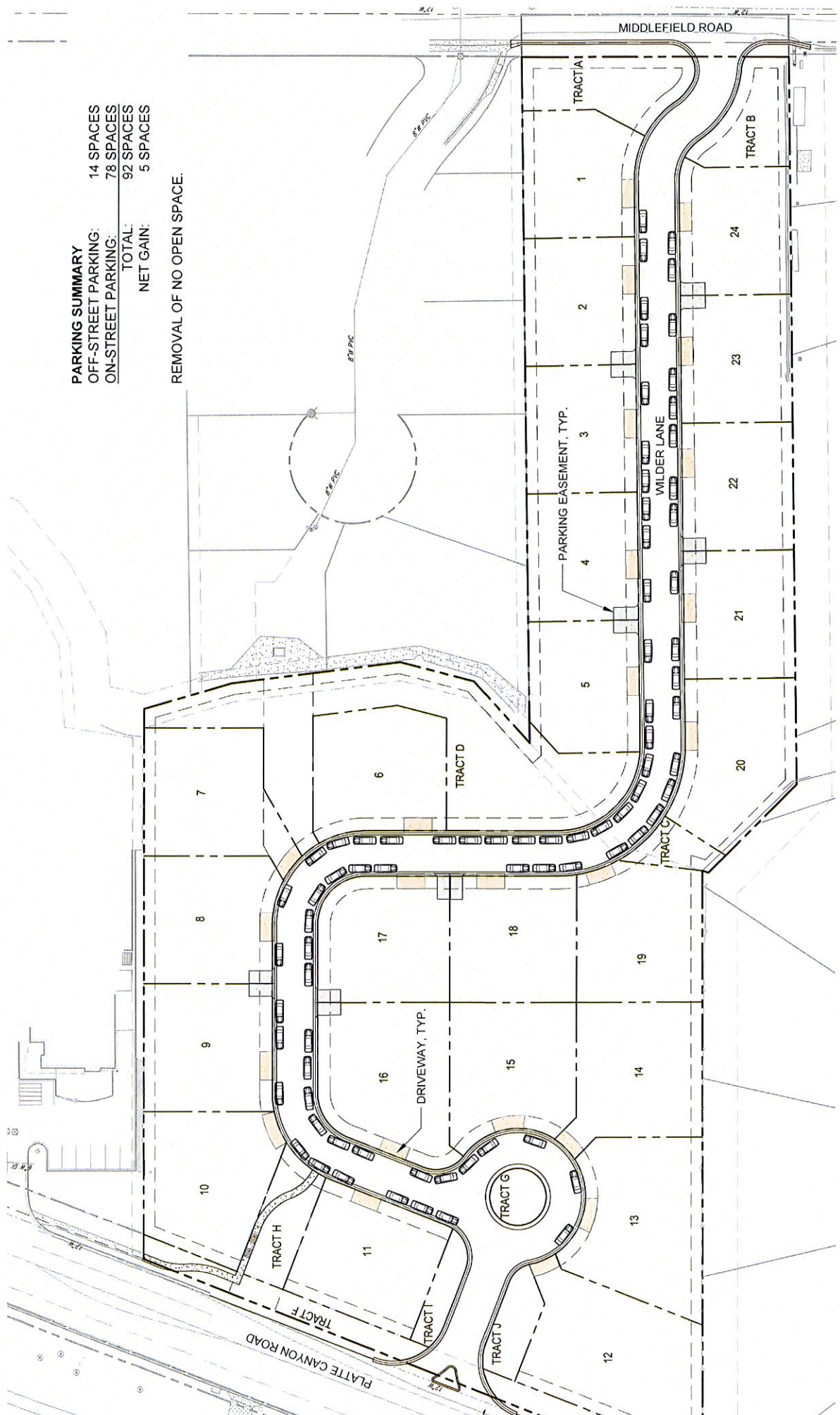


PARKING SUMMARY
 OFF-STREET PARKING: 18 SPACES
 ON-STREET PARKING: 78 SPACES
 TOTAL: 96 SPACES
 NET GAIN: 9 SPACES

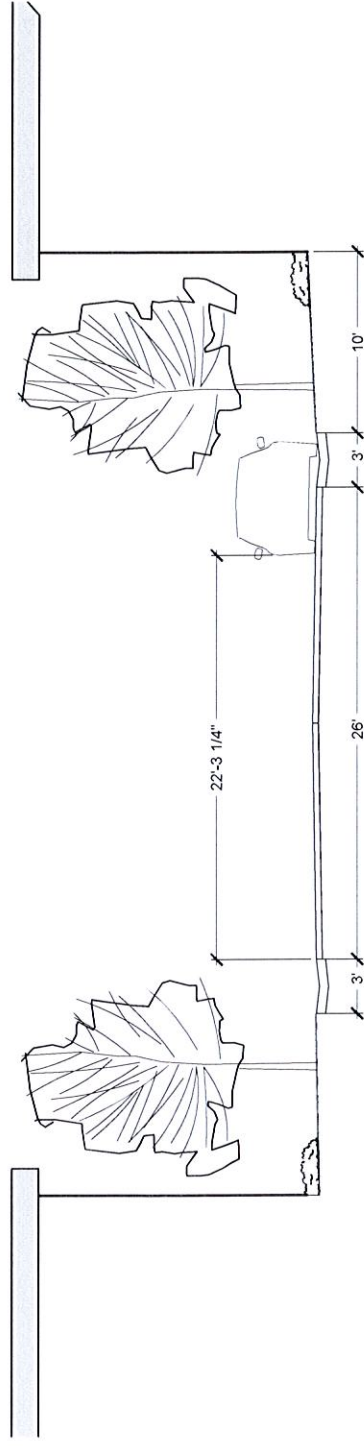
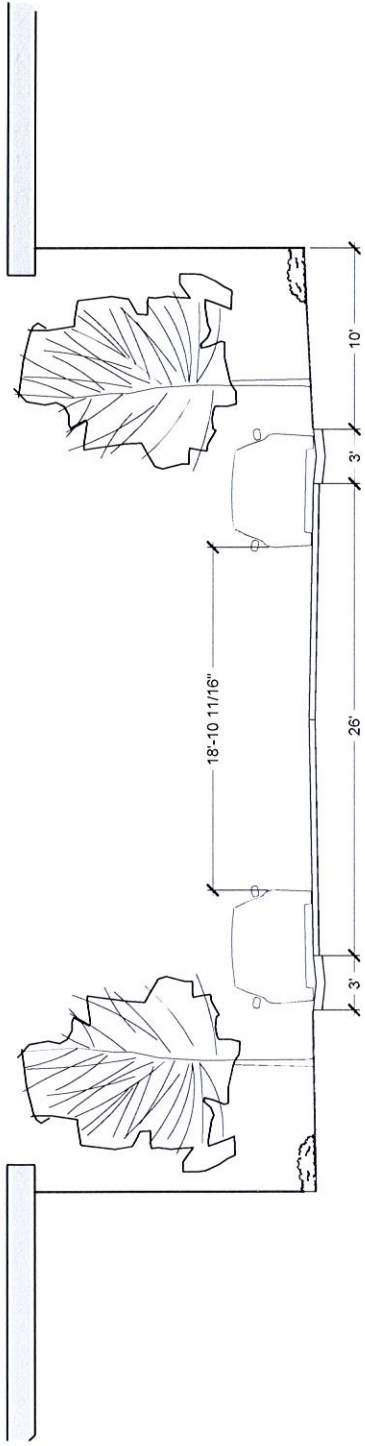
REMOVAL OF 2,797 SF OF OPEN SPACE
 FROM 14.55% TO 13.6% OF TOTAL SITE

PARKING SUMMARY
 OFF-STREET PARKING: 14 SPACES
 ON-STREET PARKING: 78 SPACES
 TOTAL: 92 SPACES
 NET GAIN: 5 SPACES

REMOVAL OF NO OPEN SPACE.

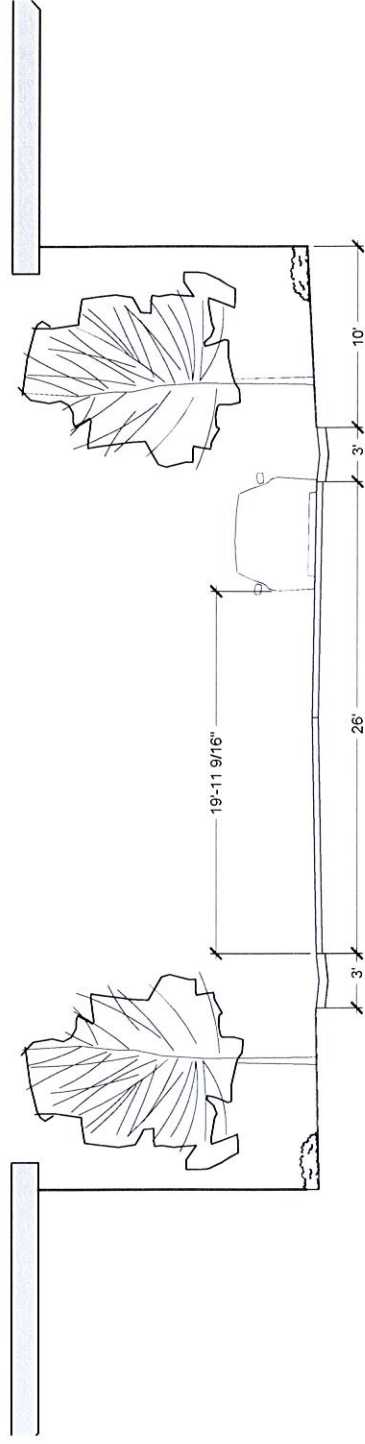
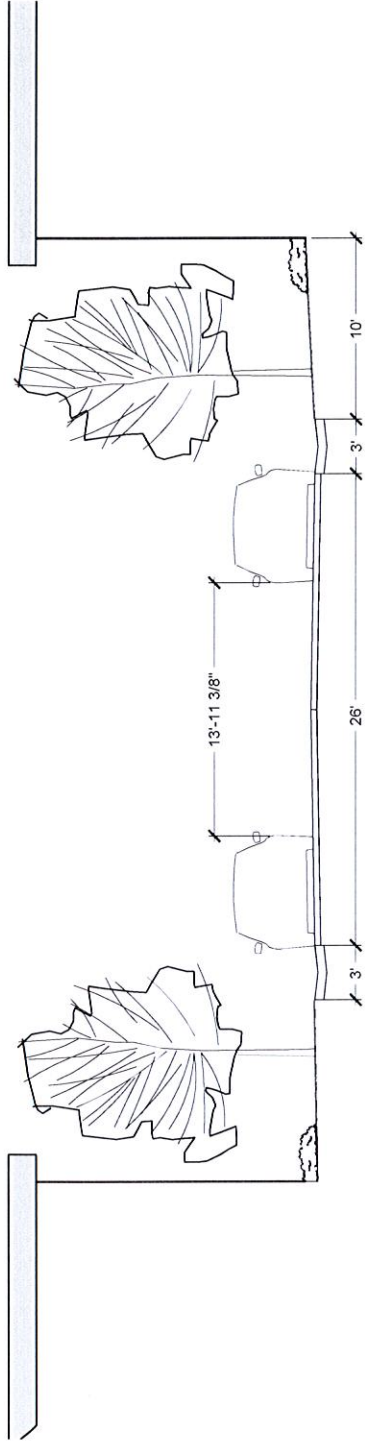


C PARKING EXHIBIT - EASEMENTS



STREET SECTIONS - PARKING ON PAN

D-1



STREET SECTIONS - NO PARKING ON PAN